

6.0	PHA Plan Update												
	<p>(a) The Five Year Plan has been revised to include energy cost savings work items identified in its Energy Audit.</p> <p>(b) Copies of the Annual PHA and 5-Year Plan can be obtained at the Housing Authority office located at 1307 Badger Street. PHA Plan is posted at all developments. All resident councils were provided a copy as well.</p> <p>(a) 1. Selection and Admissions Policies were updated in March of 2011 to include HUD changes.</p> <p>2. Financial Resources:</p> <table border="0"> <tr> <td>Public Housing</td> <td>\$ 971,011</td> </tr> <tr> <td>Public Housing Capital Fund</td> <td>1,332,424</td> </tr> <tr> <td>Annual Contributions for Section 8 Tenant Based Assistance</td> <td>551,872</td> </tr> <tr> <td>Public Housing Dwelling Rental Income</td> <td>1,589,668</td> </tr> <tr> <td>Investments</td> <td>73,707</td> </tr> <tr> <td>Entrepreneurial</td> <td>72,150</td> </tr> </table> <p>These resources are anticipated to be available to the PHA for the support of Federal Public Housing and tenant-based Section 8 assistance programs administered by the PHA during this Plan year.</p> <p>3. Rent Determination: Public Housing Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income or minimum rent. HVC dwelling units: The PHA's payment standard is at 100% of FMR</p> <p>4. Operation and Management: The following are policies in place: Admissions Policy, Allowance for Doubtful Accounts Policy, Bio-Hazardous Spills and Continuation Policy, Bond Financing Policy, Bond Financing Policy, By Laws, Campaign Policy, Capitalization Policy, Code of Conduct Policy, Community Room Policy, Community Services Requirement Policy, Compensated Absences Policy, Confidentiality Policy, Deconcentration and Income Mixing Policy, Depreciation Policy, Disposition Policy, Domestic Violence Policy, Emergency Preparedness Plan, Equal Opportunity Housing Plan, Eviction Procedures, Grievance Procedures, Guest Room Policy, Investment Policy, Maintenance Plan, Material/Supply Inventory Policy, Personnel Policy/Handbook for Employees, Pest Control Policy, Pet Policy, Procurement policy, Rent Collection Policy, Repayment Agreement Policy, Resident Initiatives Policy, Screening Procedures, Security Policy and Procedures, Transfer Policy and Travel Policy.</p> <p>5. Grievance Procedures: The PHA has established and written grievance procedures which are made available to residents or applicants at their request.</p> <p>6. Designated Housing for Elderly and Disabled Families: Not Applicable</p> <p>7. Community Service and Self-Sufficiency: The PHA continues to comply with the requirements of community service. Currently there are families performing community service. Families are made aware of programs being offered in the community which enhances their economic and social self-sufficiency.</p> <p>8. Safety and Crime Prevention: The PHA continues to recognize a need to ensure the safety of public housing residents; therefore, it will continue to contract with a security agency to monitor its developments, work with local law enforcement agencies and improve its security measures throughout its housing stock.</p> <p>9. Pets: An approved Pet Policy is in place. Residents are made aware of the policy.</p> <p>10. Civil Rights Certification: Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.</p> <p>11. Fiscal Year Audit: The 2010 fiscal year audit was conducted in May of 2011. There were no audit findings.</p> <p>12. Asset Management: The Housing Authority of the City of La Crosse is committed to supporting HUD's mandate to convert to Asset Management and project based accounting.</p> <p>Monthly Operating statements are prepared by AMP and are reviewed by appropriate staff. Annual budgets are prepared by AMP and are reviewed and approved by the Board of Commissioners. In addition, the Executive Director and Maintenance Engineer works feverishly and continuously to plan for improvements by doing on-site inspections, working with architects, engineers, etc., as well as reviewing input from employees and residents. Inventory is monitored and turnaround time is quick. By employing an engineer on staff, drawings and bid work is done quickly and repairs are completed in a timely manner. We feel we have done a very good job in keeping our inventory of units in decent, safe and sanitary condition.</p> <p>13. Violence Against Women Act (VAWA): Attached, together with Annual Report.</p>	Public Housing	\$ 971,011	Public Housing Capital Fund	1,332,424	Annual Contributions for Section 8 Tenant Based Assistance	551,872	Public Housing Dwelling Rental Income	1,589,668	Investments	73,707	Entrepreneurial	72,150
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7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> <p>Demolition and/or Disposition: The LHA received approval from HUD in 2008 to remove a total of 18 apartments from its inventory. Stokke Tower, a 90-unit high-rise is currently being remodeled. The remodeling will be performed in four phases. The first phase was completed 7/31/2009, removing a total of 4 units. The second phase will remove 5 units, estimated to be completed 12/31/2009; and the third and fourth phase will remove 9 units, estimated to be completed 12/31/10.</p>												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.												

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attached.</p>																																																																																																																
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attached.</p>																																																																																																																
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																																																																																																
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="8" style="text-align: center;">Housing Needs of Families in the Jurisdiction by Family Type</th></tr> <tr> <th style="text-align: left;">Family Type</th><th style="text-align: center;">Overall</th><th style="text-align: center;">Afford-ability</th><th style="text-align: center;">Supply</th><th style="text-align: center;">Quality</th><th style="text-align: center;">Access-ibility</th><th style="text-align: center;">Size</th><th style="text-align: center;">Location</th></tr> </thead> <tbody> <tr> <td>Income <input type="checkbox"/>= 30% Of AMI</td><td style="text-align: center;">28.9%</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Income <input type="checkbox"/>=30% but <input type="checkbox"/>=50% of AMI</td><td style="text-align: center;">14.7%</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Income <input type="checkbox"/>=50% but <input type="checkbox"/>=80% of AMI</td><td style="text-align: center;">18.1%</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Elderly</td><td style="text-align: center;">6,744</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Families with Disabilities</td><td style="text-align: center;">-</td><td style="text-align: center;">-</td><td style="text-align: center;">-</td><td style="text-align: center;">-</td><td style="text-align: center;">-</td><td style="text-align: center;">-</td><td style="text-align: center;">-</td></tr> <tr> <td>Race/White</td><td style="text-align: center;">46,072</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Race/Black or African American</td><td style="text-align: center;">1,155</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Race/American Indian and Alaska Native</td><td style="text-align: center;">286</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Race/Asian</td><td style="text-align: center;">2,490</td><td style="text-align: center;">NA</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Race/Native Hawaiian and Other Pacific Islander</td><td style="text-align: center;">12</td><td style="text-align: center;">NA</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Race/Some other race</td><td style="text-align: center;">202</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> <tr> <td>Race/Two or more races</td><td style="text-align: center;">1,103</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td><td style="text-align: center;">N/A</td></tr> </tbody> </table> <p style="margin-top: 10px;">There are currently 437 applications on file. The breakdown is as follows:</p> <div style="margin-left: 150px;"> <p>Public Housing: 79 elderly/disabled households</p> <p style="margin-left: 100px;">47 - 1 bedroom</p> <p style="margin-left: 100px;">123 - 2 bedroom</p> <p style="margin-left: 100px;">50 - 3 bedroom</p> <p style="margin-left: 100px;">4 - 4 bedroom</p> <p style="margin-left: 100px;">3 - 5 bedroom</p> <p style="margin-left: 100px;"> </p> <p>Housing Choice Voucher Program: 38 - 1 bedroom</p> <p style="margin-left: 100px;">49 - 2 bedroom</p> <p style="margin-left: 100px;">33 - 3 bedroom</p> <p style="margin-left: 100px;">8 - 4 bedroom</p> <p style="margin-left: 100px;">3 - 5 bedroom</p> </div> <p style="margin-top: 10px;">The Housing Choice Voucher Program waiting list remains closed. The Public Housing waiting list is open.</p> <p style="margin-top: 10px;">The LHA is recently experiencing fewer move-outs in both of its housing programs.</p>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location	Income <input type="checkbox"/> = 30% Of AMI	28.9%	N/A	N/A	N/A	N/A	N/A	N/A	Income <input type="checkbox"/> =30% but <input type="checkbox"/> =50% of AMI	14.7%	N/A	N/A	N/A	N/A	N/A	N/A	Income <input type="checkbox"/> =50% but <input type="checkbox"/> =80% of AMI	18.1%	N/A	N/A	N/A	N/A	N/A	N/A	Elderly	6,744	N/A	N/A	N/A	N/A	N/A	N/A	Families with Disabilities	-	-	-	-	-	-	-	Race/White	46,072	N/A	N/A	N/A	N/A	N/A	N/A	Race/Black or African American	1,155	N/A	N/A	N/A	N/A	N/A	N/A	Race/American Indian and Alaska Native	286	N/A	N/A	N/A	N/A	N/A	N/A	Race/Asian	2,490	NA	N/A	N/A	N/A	N/A	N/A	Race/Native Hawaiian and Other Pacific Islander	12	NA	N/A	N/A	N/A	N/A	N/A	Race/Some other race	202	N/A	N/A	N/A	N/A	N/A	N/A	Race/Two or more races	1,103	N/A	N/A	N/A	N/A	N/A	N/A
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The LHA continues to seek out suitable building sites. Ten one-bedroom units were constructed in year 2011 on land the Housing authority owned.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>On an ongoing basis the LHA continues to strive for excellence in providing decent, safe, and affordable housing in parallel with the management and administration of Public Housing and Section 8 HAP voucher programs to serve low-income, very low income and extremely low income families in a professional, efficient, and productive manner. The LHA accomplishes its mission and goals proficiently by the modernization of units through the Capital Fund Program to improve the quality of assisted housing, the administration and promotion of self-sufficiency to improve the quality of life for residents, and the coordination with all local service agencies allowing for a broad spectrum of services to ensure that resident needs are being met to the greatest extent possible.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A Significant Amendment and/or Substantial Deviation/Modification in the mission and/or goals of the authority would be necessary if in fact HUD funds for Public Housing Subsidy, Capital Fund Program funds, or Section 8 HAP Housing Choice Voucher funds were to be drastically reduced or eliminated.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) (i) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(a) (ii) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(a) (iii) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(a) (iv) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(b) (i) N/A (Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i>)</p> <p>(b) (ii) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(b) (iii) Challenged Elements</p> <p>(c) (i) Form HUD-50075.1, <i>2009 Capital Fund Program and Annual Statement/Performance and Evaluation Report</i></p> <p>(c) (ii) Form HUD-50075.1, <i>2010 Capital Fund Program Annual Statement/Performance and Evaluation Report</i></p> <p>(c) (iii) Form HUD-50075.1, <i>2011 Capital Fund Program Annual Statement/Performance and Evaluation Report</i></p> <p>(c) (iv) Form HUD-50075.1, <i>2012 Capital Fund Program Annual Statement/Performance and Evaluation Report</i></p> <p>(d) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>(e) Violence Against Women Act (VAWA)</p>

PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 1/1/2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.


13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of La Crosse
PHA Name

WI006
PHA Number/HA Code

- X 5-Year PHA Plan for Fiscal Years 2012 - 2016
- X Annual PHA Plan for Fiscal Years 2011 - 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Roland Solberg	Title	Chairperson
Signature		Date	10/12/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of La Crosse

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Stoffel Court, 333 S. 7th St., La Crosse, WI 54601; Stokke Tower, 421 S. 6th St., La Crosse, WI 54601; Sauber Manor, 1025 Liberty St., La Crosse, WI 54603; Becker Plaza, 415 S. 7th St., La Crosse, WI 54601; Solberg Heights, 215 S. 6th St., La Crosse, WI 54601; Forest Park, 1230 Badger St., La Crosse, WI 54601; Ping Manor, 1311 Badger St., La Crosse, WI 54601; Schuh Homes, Winneshiek Rd., Redbird Court, Wood St., & John Flynn Drive, La Crosse, WI 54603; Mullen Homes, St. James St. & Winneshiek Rd., La Crosse, WI 54603; Huber Homes, Gladys St., and Huber Ct., La Crosse, WI 54601 and Grover Estates, Taylor St. and Hamilton St., La Crosse, WI 54603.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jane Alberts

Title

Executive Director

Signature

X

Jane Alberts

Date

10-12-11

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Housing Authority of the City of La Crosse

Program/Activity Receiving Federal Grant Funding

Capital Funds Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jane Alberts

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10-12-2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known : Housing Authority of the City of La Crosse Congressional District, if known : 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known :	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: Capital Funds Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known :	9. Award Amount, if known : \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Jane Alberts</u> Print Name: <u>Jane Alberts</u> Title: <u>Executive Director</u> Telephone No.: <u>(608) 782-2264</u> Date: <u>12/14/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Attachment (b) (i)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Not applicable.

COMMENTS FROM RESIDENT ADVISORY BOARD

Members present: Linda Wristen, Aletha Jones, Vicki Crews, Portialee Armstrong and Tony Theilen

Members were given the opportunity to comment on the PHA 5-Year and Annual Plan. Of the nine public housing developments, only recommendations for improvements were received from four of the developments. Concerns were raised regarding improvements for consideration near creating awnings over patio areas, creating an area for the parking of bikes, walk-in showers, window replacement and refrigerator replacement requests. Overall, resident groups expressed their appreciation for the improvements made to their facilities throughout the past years.

CHALLENGED ELEMENTS

None.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of La Crosse		Capital Fund Program Grant No: W139P006501(09) Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		75,000	75,000	75,000.00
5	1411 Audit		1,000	1,000	1,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs		44,295	44,295	44,295.50
8	1440 Site Acquisition				
9	1450 Site Improvement		0	0	0.00
10	1460 Dwelling Structures		746,851	746,851	746,505.99
11	1465.1 Dwelling Equipment—Nonexpendable		10,438	10,438	10,438.00
12	1470 Non-dwelling Structures		40,378	40,378	40,377.51
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)		917,962	917,962	916,617.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		12-20-11			

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages				Federal FFY of Grant: 2009			
PHA Name: Housing Authority of the City of La Crosse		Grant Type and Number Capital Fund Program Grant No: W139P006501(09) CFPP (Yes/ No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
AMP24569							
WIS-6-2 Stoffel Court	Trash Compactor Replacement	1460		14,062	14,062	14,062	14,062.17
	Floor/Carpet Replacement	1460		8,000	8,000	8,000	8,000.00
	Asbestos Abatement	1460		18,550	18,550	18,550	18,550.00
	Trash Chute and HVAC Cleaning	1460		3,879	3,879	3,879	3,879.00
	Replace 10 th Floor Ceiling & Light Fixtures	1460		0	0	0	0.00
	Tankless Water Heaters	1460		15,607	15,607	15,607	15,606.80
WIS-6-4 Stokke Tower	Floor/Carpet Replacement	1460		10,000	11,780	11,780	11,780.00
	Asbestos Abatement	1460		27,300	27,300	27,300	27,300.00
	Trash Compactor Replacement	1460		14,754	14,754	14,754	14,753.66
	Large Apartment Remodels	1460		58,551	56,960	56,960	56,961.74
	Trash Chute and HVAC Cleaning	1460		3,850	3,850	3,850	3,850.00
	Replace Stairwell Lighting	1460		0	0	0	0.00
	Window Blinds	1460		14,453	14,453	14,453	14,108.05
	Completion of Phase I Apt. Remodel	1460		4,236	4,236	4,236	4,236.07
WIS-6-5 Sauber Manor	Infrastructure Improvements Phase I	1460		126,623	126,623	126,623	126,622.80
	Retrofit 1 st Floor Common Area Lighting	1460		0	0	0	0.00
	Trash Compactor Replacement	1460		14,634	14,634	14,634	14,633.67
	Carpet Replacement	1460		5,936	5,936	5,936	5,935.86
	Window Shade Replacement	1460		752	752	752	752.23
	Trash Chute and HVAC Cleaning	1460		2,480	2,480	2,480	2,480.00
	Asbestos Abatement	1460		9,060	9,060	9,060	9,060.00
	Replace Water Lines	1460		26,491	26,491	26,491	26,490.76
WIS-6-6 Becker Plaza	Infrastructure Improvements Phase I	1460		196,299	196,299	196,299	196,298.80
	Trash Compactor Replacement	1460		12,076	12,076	12,076	12,076.00
	Replace Corridor Window Coverings	1460		5,238	5,238	5,238	5,238.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of La Crosse			Grant Type and Number Capital Fund Program Grant No: W139P006501 (09) CFPP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
WIS-6-6 Becker Plaza	Carpet Replacement Trash Chute and HVAC Cleaning	1460 1460		6,500 2,375	6,500 2,375	6,500 2,375	6,500.00 2,375.00	Complete Complete	
WIS-6-9 Solberg Heights	Infrastructure Improvements Retrofit Stairwell, Lobby & Corridor Lighting Install High Efficiency Water Heaters	1460 1460 1460		0 0 15,711	0 0 15,711	0 0 15,711	0.00 0.00 15,710.76	Defer to later date Defer to later date Complete	
	Trash Compactor Replacement	1460		10,877	10,877	10,877	10,877.00	Complete	
	Trash Chute and HVAC Cleaning	1460		2,050	2,050	2,050	2,050.00	Complete	
	Carpet Replacement	1460		4,378	4,378	4,378	4,377.75	Complete	
	Emergency Generator/Fire Pump Continued	1460		38,684	38,684	38,684	38,683.87	Complete	
AMP1378									
WIS-6-1 Schuh Homes	Replace Community Building & Shop Roofs Site Improvement - Fill Duplex Roof Replacement	1470 1450 1460		18,906 0 0	18,906 0 0	18,906 0 0	18,906.00 0.00 0.00	Complete Cancelled See 2010 CFP	
WIS-6-3 Mullen Homes	Paint Building Exteriors Storm Door Replacement Head Start Center - Condenser Replacement	1460 1460 1470		25,350 47,906 21,472	25,350 47,906 21,472	25,350 47,906 21,472	25,350.00 47,906.00 21,471.51	Complete Complete Complete	
WIS-6-7 Huber Homes	Stove Replacement	1465.1		10,438	10,438	10,438	10,438.00	Complete	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: W139P006501(10) Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Housing Authority of the City of La Crosse		Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) *				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		75,000	75,000	71,875.00
5	1411 Audit		1,000	1,000	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition		16,343	16,343	16,342.36
9	1450 Site Improvement		55,500	23,751	5,751
10	1460 Dwelling Structures		749,870	781,619	759,819
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities *				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)		897,713	897,713	857,912
21	Amount of line 20 Related to LBP Activities				742,277.52
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Janet Allert</i>		Signature of Public Housing Director		Date 12-20-11	
				Date	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of La Crosse			Grant Type and Number Capital Fund Program Grant No: W139P006501(10) CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP 1378									
WIS-6-1 Schuh Homes	Fence Replacement	1450		25,000	3,520	3,520	3,520.00	Complete	
	Sealcoat Driveways	1460		7,500	5,000	0	0.00	To be bid 2012	
	Duplex Roof Replacement	1460		59,013	80,493	80,493	0.00	Awarded	
WIS-6-3 Mullen Homes	Sealcoat Parking Lots	1450		11,000	7,000	0	0.00	To be bid 2012	
WIS-6-7 Huber Homes	Sealcoat Driveways	1450		6,000	3,000	0	0.00	To be bid 2012	
WIS-6-8 Grover Estates	Sealcoat Driveways	1450		6,000	3,000	0	0.00	To be bid 2012	
AMP 24569									
WIS-6-2 Stoffel Court	Infrastructure Improvements - Phase 2	1460		207,257	207,257	207,257	207,256.76	Complete	
	Floor/Carpet Replacement	1460		8,000	10,700	10,700	8,518.59	In progress	
	Asbestos Abatement	1460		9,660	9,660	9,660	6,900.00	In progress	
WIS-6-4 Stokke Tower	Infrastructure Improvements -- Phase 2	1460		212,177	212,177	212,177	212,177.34	Complete	
	Floor/Carpet Replacement	1460		28,751	28,711	28,711	28,710.97	Complete	
	Finish Apartment Remodel	1460		192,948	202,975	187,277	155,040.82	In progress	
	Asbestos Abatement	1460		0	0	0	0.00	Done w/2009	
	Landscaping Improvements	1450		0	2,231	2,231	0.00	In progress	
WIS-6-5 Sauber Manor	Carpet Replacement	1460		5,000	4,153	2,546	938.36	In progress	
	Smoke Detector Replacement	1460		7,892	7,892	7,892	7,891.62	Complete	
	Stairwell Door Replacement	1460		9,172	9,172	9,172	9,172.00	Complete	

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Page 3

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2011 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of La Crosse		Capital Fund Program Grant No: Replacement Housing Factor Grant No: W139P00650111 Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
Line		Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	75,000			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	662,624			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ RHF funds shall be included here.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of La Crosse	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: W139P00650111 Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	758,624	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	Date
<i>Jane Albert</i>			12-20-11

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FFY of Grant: 2012 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of La Crosse		Capital Fund Program Grant No.: Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
Line		Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	75,000			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	612,624			
11	1465.1 Dwelling Equipment—Nonexpendable	70,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval:	
PHA Name: Housing Authority of the City of La Crosse	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	758,624	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Jane Albert</i>		Signature of Public Housing Director	
Date 12-15-11		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages			Federal FFY of Grant: 2012			
PHA Name:		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²
AMP 24569						Funds Expended ²
WIS-6-2						
Stoffel Court	Carpet replacement			12,000		
	Asbestos abatement			12,000		
	Bathroom remodel			30,000		
	Refrigerator replacement			35,000		
WIS-6-4						
Stokke Tower	Water Softener replacement			6,500		
WIS-6-5						
Sauber Manor	Elevator update			178,124		
	Carpet replacement			8,000		
WIS-6-6						
Becker Plaza	First Floor carpets/floor replacement			25,000		
	Refrigerator replacement			35,000		
	Carpet replacement			8,000		
WIS-6-9						
Solberg heights	Carpet replacement			8,000		
	Corridor light fixture replacement			12,000		
	Infrastructure improvements			253,000		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Capital Fund Program—Five-Year Action Plan

Part I: Summary					
PHA Name/Number Housing Authority of the City of la Crosse, WI006		Locality (City/County & State) La Crosse/La Crosse, Wisconsin		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name WI006 Housing Authority of the City of La Crosse	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B. Physical Improvements	Annual Statement	573,216	423,911	336,124	255,000
C. Management Improvements		20,000	25,000	25,000	25,000
D. PHA-Wide Non-dwelling Structures and Equipment		90,408	234,713	322,500	403,624
E. Administration		75,000	75,000	75,000	75,000
F. Other					
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing – Debt Service					
K. Total CFP Funds					
L. Total Non-CFP Funds					
M. Grand Total		758,624	758,624	758,624	758,624

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 24569			AMP 24569		
See Annual Statement	Stoffel Court:			Stoffel Court:		
See Annual Statement	Carpet replacement		12,000	Replace roof		125,000
See Annual Statement	Asbestos abatement		12,000	Carpet replacement – apartments		12,000
See Annual Statement	Bathroom remodel		47,200	Asbestos Abatement		12,000
See Annual Statement	Electrical updates		32,000	First floor carpet replacement		30,000
See Annual Statement	Canopy replacement		1,000	Bathroom remodel		30,000
See Annual Statement	Furniture replacement		7,500			
See Annual Statement	Sealcoat parking lot/drawings		1,600	Stokke Tower:		
See Annual Statement				Furniture replacement		12,000
See Annual Statement	Stokke Tower					
See Annual Statement	Entry door system replacement		6,000	Sauber Manor:		
See Annual Statement	Refrigerator replacement		27,000	Bathroom modernization		87,975
See Annual Statement	Sealcoat parking lot/driveways		1,600	Carpet replacement		9,000
See Annual Statement				Air compressor replacement		10,000
See Annual Statement	Sauber Manor					
See Annual Statement	Entry door system replacement		6,000	Becker Plaza:		
See Annual Statement	Carpet replacement		8,000	Carpet replacement		9,000
See Annual Statement	Replace water softener		7,000	Bathroom modernization		143,436
See Annual Statement	Canopy replacement		1,500			
See Annual Statement	Furniture replacement		7,500	Solberg Heights:		
See Annual Statement	Refrigerator replacement		30,000	Carpet replacement		9,000
See Annual Statement	Plumbing improvements		50,000	Air compressor replacement		10,000
See Annual Statement	Sealcoat parking lot/driveways		1,600	Furniture replacement		3,000
See Annual Statement	Lockset door replacement		160,000			
See Annual Statement						
See Annual Statement	Becker Plaza					
See Annual Statement	Entry door system replacement		6,000			
See Annual Statement	Carpet replacement		8,000			
See Annual Statement	Water softener replacement		6,500			
See Annual Statement	Sealcoat Parking lots/driveway		1,800			
See Annual Statement						
See Annual Statement	Subtotal of Estimated Cost		441,800	Subtotal of Estimated Cost		502,411

Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2013			Work Statement for Year: 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 24569					
Annual	Solberg Heights					
Statement	Carpet Replacement		8,000			
	Entry door system replacement		6,000			
	Refrigerator replacement		27,500			
	Sealcoat parking lot/driveway		1,800			
	Waterproof/caulk exterior		60,000			
	Subtotal of Estimated Cost		103,300	Subtotal of Estimated Cost		

[illegible]

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FYX 2012	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Solberg Heights					
	Clean exhaust systems		2,400			
	Replace carpet		9,000			
	Replace trash chute hardware		2,500			
	Upgrade propane system		35,000			
	Subtotal of Estimated Cost		103,300	Subtotal of Estimated Cost		

Part II: Supporting Pages – Physical Needs Work Statement(s)

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year I FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year: 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
/	AMP 1378			AMP 1378		
/	Schuh Homes:			Schuh Homes:		
/	Range replacement		25,916	Bathroom modernization		74,000
/	Refrigerator replacement		26,600	Playground improvements		14,713
/	Grover Estates:			Grover Estates:		
/	Entry door and storm door replacement		72,000	Bathroom modernization at move-out		37,500
/	Refrigerator replacement		12,000			
/	Range replacement		9,000	Head Start Center:		
/				Replace carpet		30,000
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/	Subtotal of Estimated Cost		145,516	Subtotal of Estimated Cost		\$156,213

Part II: Supporting Pages – Physical Needs Work Statement(s)

[illegible]

**HOUSING AUTHORITY OF THE CITY OF LA CROSSE
DOMESTIC VIOLENCE POLICY
PUBLIC HOUSING**

1. Eligibility screening and domestic violence

- (a) An applicant household shall not be denied assistance solely because it includes a victim of domestic violence, provided that the perpetrator of domestic violence is not a member of the applicant household.
- (b) In determining eligibility for housing assistance in cases where the LHA has become aware that the household includes a victim of domestic violence, and when screening reveals negative and potentially disqualifying information, such as poor credit history, previous damage to an apartment, or a prior arrest, inquiries will be made regarding the circumstances contributing to this negative reporting, to ascertain whether these past events were the consequences of domestic violence against a member of the applicant household.
- (c) Any such inquiries will make clear that members of applicant households have a right to keep any history of domestic violence against them confidential.
- (d) When inquiries reveal that the negative reporting was the consequence of domestic violence against a member of the applicant household, the applicant household will not be denied housing assistance on the basis of this reporting, provided that the perpetrator of domestic violence is not a member of the applicant household.
- (e) All adult members of a household applying for assistance will be informed that in the above circumstances, a history of domestic violence will mitigate negative findings due to the domestic violence.

2. Termination of housing assistance

Individuals will not be terminated from housing assistance solely because they are the victims of domestic violence, or because they have sought the assistance of the police or the courts.

3. Family break-up policies

- (a) When a household receiving assistance breaks up and domestic violence is a factor, first priority will be given to the best interest of the family.
- (b) If there is a court determination of the family members' respective rights as to the housing assistance, including a determination set out in a personal protection order that determination will be taken into consideration.
- (c) An individual receiving housing assistance must notify the LHA when a household composition changes due to domestic violence and then the rent which had previously been determined based on the income of an abusive family member who has left the household or been excluded from the household by a personal protection order or other court order, for the unit will be adjusted to reflect the household's changed circumstances. In the case of a rent decrease the adjustment will become effective the first day of the month following the month in which the change was reported. Per the Admissions and Continued Occupancy Policy.
- (d) When households including both citizens and non-citizens break up, a non-citizen victim of domestic violence may still be eligible for housing assistance only if

they are a national or eligible non-citizen or if they have remaining family members that are eligible. In this case assistance will be prorated.

For example:

Should the household contain 2 adults and the offending member was an eligible citizen and non-offending member was not, they would not be eligible for continued assistance.

Should the household contain 2 adult members, offending member an eligible citizen and a non-offending non-eligible, plus 2 eligible children, assistance would continue, at a prorated rate for the 2 eligible children and the non-eligible adult could retain housing but would receive no subsidy.

In such instances, the non-citizen victim of domestic violence may be referred to local legal service agencies, for assistance in self-petitioning for legal permanent residency status for the non-eligible member.

4. Transfers, relocations

- (a) A public housing household is required to give written notice to LHA before moving out or terminating the lease. If the household must move to protect a member's safety it will be responsible to the LHA for their share of rent and to follow program rules until the LHA releases tenant from their lease obligations. The LHA may also refer public housing residents to local legal service agencies for assistance.
- (b) The LHA would make every effort, once the domestic violence has been verified to assist the family in transferring to a different LHA unit provided:
 - 1. that an approved size unit is available and
 - 2. these transfers be approved by the screening committee.

5. Linkages with community resources

When the LHA becomes aware that an individual is experiencing or has experienced domestic violence, the LHA may refer him or her to domestic violence advocates. The LHA will also inform the individual that local legal service agencies are available to provide assistance and representation to domestic violence victims in obtaining and maintaining personal protection orders, custody orders, exclusive use of the home, and other necessary legal remedies for victims of domestic violence; and that the La Crosse Police Department are available for emergency response and intervention.

6. Definitions

- (a) "Domestic Violence" – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

- (b) “Dating Violence” – The term ‘dating violence’ means violence committed by a person “(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship, (ii) The type of relationship, (iii) The frequency of interaction between the persons involved in the relationship”.
- (c) “Stalking” – The term ‘stalking’ means engaging in a course of conduct directed at a specific person that would cause a reasonable person to “(A) fear for his or her safety or the safety of others; or (B) suffer substantial emotional distress.”

7. Verification of domestic violence

- (a) The LHA may accept any of the following as verification of the existence of domestic violence within the household:
 - Credible statement from victim.
 - Statements of workers from a domestic violence shelter or other domestic violence program.
 - Statements from counselors.
 - Medical records
 - Reports and statements from police, judges and other court officials, clergy, social workers, and other social service agencies.
 - Any other form of credible evidence.

8. Confidentially

- (a) Any documentation or evidence supplied by a individual to verify domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant LHA decision makers unless the individual voluntarily waives confidentiality.
- (b) Any information provided by an individual regarding his or her status as a victim of domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant LHA decision makers unless the individual voluntarily waives confidentiality.
- (c) All legal mandates of confidentiality will be honored.

RESOLUTION NO. 2096

Adopted by the Board of Commissioners on 8/7/07

HOUSING AUTHORITY OF THE CITY OF LA CROSSE
DOMESTIC VIOLENCE POLICY
SECTION 8

1. Eligibility screening and domestic violence

- (a) An applicant household shall not be denied voucher assistance solely because it includes a victim of domestic violence, provided that the perpetrator of domestic violence is not a member of the applicant household.
- (b) In determining eligibility for housing assistance in cases where the LHA has become aware that the household includes a victim of domestic violence, and when screening reveals negative and potentially disqualifying information, such as poor credit history, previous damage to an apartment, or a prior arrest, inquiries will be made regarding the circumstances contributing to this negative reporting, to ascertain whether these past events were the consequences of domestic violence against a member of the applicant household.
- (c) Any such inquiries will make clear that members of applicant households have a right to keep any history of domestic violence against them confidential.
- (d) When inquiries reveal that the negative reporting was the consequence of domestic violence against a member of the applicant household, the applicant household will not be denied housing assistance on the basis of this reporting, provided that the perpetrator of domestic violence is not a member of the applicant household.
- (e) All adult members of a household applying for assistance will be informed that in the above circumstances, a history of domestic violence will mitigate negative findings due to the domestic violence.

2. Termination of housing assistance

Individuals will not be terminated from housing assistance solely because they are the victims of domestic violence, or because they have sought the assistance of the police or the courts.

3. Family break-up policies

- (a) When a household receiving assistance breaks up and domestic violence is a factor, first priority will be given to the best interest of the family.
- (b) If there is a court determination of the family members' respective rights as to the housing assistance, including a determination set out in a personal protection order, that determination will be taken into consideration.
- (c) An individual receiving housing assistance must notify the LHA when a household composition changes due to domestic violence and then the rent which had previously been determined based on the income of an abusive family member who has left the household or been excluded from the household by a personal protection order or other court order, for the unit will be adjusted to reflect the household's changed circumstances. In any event, rent changes shall be made in accordance with the Authority's Section 8 Administrative Plan.
- (d) When households including both citizens and non-citizens break up, a non-citizen victim of domestic violence may still be eligible for housing assistance only if they are a national or eligible non-citizen or if they have remaining family members that are eligible. In this case assistance will be prorated, in accordance with the Section 8 Administrative Plan.

For example:

Should the household contain 2 adults and the offending member was an eligible citizen and non-offending member was not, they would not be eligible for continued assistance.

Should the household contain 2 adult members, offending member an eligible citizen and a non-offending non-eligible, plus 2 eligible children, assistance would continue, at a prorated rate for the 2 eligible children and the non-eligible adult could retain housing but would receive no subsidy. They would be responsible for their portion of the rental subsidy.

In such instances, the non-citizen victim of domestic violence may be referred to local legal service agencies, for assistance in self-petitioning for legal permanent residency status for the non-eligible member.

4. Emergency transfers, relocations and Portability

- (a) A voucher holding household is required to give written notice to LHA before moving out or terminating the lease. If the household must move to protect a member's safety it will be responsible to the landlord for their share of rent and to follow program rules until the landlord releases tenant from their lease obligations. The LHA will not make arrangements for a new unit to be inspected until household is released from any current lease obligations. Once a tenant is released from current obligations, the LHA will make every effort to inspect the unit in a timely manner. In any case, the Voucher holder must present and have approved a Request for Tenancy within 90 days. The LHA may also refer Voucher holders to local legal service agencies for assistance in negotiating with landlords to facilitate a mutual termination of the lease.
- (b) The initial residency requirements for out of jurisdiction Voucher holders cannot be waived.

5. Linkages with community resources

When the LHA becomes aware that an individual is experiencing or has experienced domestic violence, the LHA may refer him or her to domestic violence advocates. The LHA will also inform the individual that local legal service agencies are available to provide assistance and representation to domestic violence victims in obtaining and maintaining personal protection orders, custody orders, exclusive use of the home, and other necessary legal remedies for victims of domestic violence.

6. Definitions

- (a) "Domestic Violence" – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

- (b) "Dating Violence" – The term 'dating violence' means violence committed by a person "(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship, (ii) The type of relationship, (iii) The frequency of interaction between the persons involved in the relationship".
- (c) "Stalking" – The term 'stalking' means engaging in a course of conduct directed at a specific person that would cause a reasonable person to "(A) fear for his or her safety or the safety of others; or (B) suffer substantial emotional distress."

7. **Verification of domestic violence**

- (a) The LHA may accept any of the following as verification of the existence of domestic violence within the household:
 - Credible statement from victim.
 - Statements of workers from a domestic violence shelter or other domestic violence program.
 - Statements from counselors.
 - Medical records
 - Reports and statements from police, judges and other court officials, clergy, social workers, and other social service agencies.
 - Any other form of credible evidence.

8. **Confidentially**

- (a) Any documentation or evidence supplied by a individual to verify domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant LHA decision makers unless the individual voluntarily waives confidentiality.
- (b) Any information provided by an individual regarding his or her status as a victim of domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant LHA decision makers unless the individual voluntarily waives confidentiality.
- (c) All legal mandates of confidentiality will be honored.

RESOLUTION NO. 2096

Adopted by the Board of Directors on 8/7/07

VAWA ANNUAL REPORT

The Housing Authority works with New Horizons and DART on a regular basis. Referrals are made to these agencies.

There have been no formal submissions of Form HUD-50066.

Information is made available to residents explaining domestic violence thru our monthly newsletters.